

‘ FANTASTIC FIRST TIME BUY ‘



10 BALDWIN GROVE BLACKPOOL FY1 6QF

PRICE £138,000

NO CHAIN

- . **STYLISHLY REFURBISHED END GARDEN TERRACE**
- . **TWO BEDROOMS & TWO RECEPTIONS**
- . **UPVC DOUBLE GLAZING & GAS CENTRAL HEATING**
- . **FANTASTIC 45FT SOUTH FACING REAR GARDEN**

DESCRIPTION A stylishly refurbished garden terrace on Baldwin Grove, offering easy access to the motorway network and Stanley Park. The property would make a fantastic first – time buy or ideal downsizer, with accommodation comprising entrance hall, lounge, dining kitchen with sun lounge off featuring bi – fold doors, landing, two double bedrooms and a modern bathroom / WC with a white suite. Outside, there is a gravelled and paved front garden, while the delightful 45ft southerly – facing rear garden features raised timber decking, patio, lawn and attractive flower and shrub borders, together with a handy outdoor kitchen / barbecue area. Viewing is highly recommended.

LOCATION Proceeding along Park Road to the traffic light junction with Bloomfield Road and turn right. Turn left into boardman Avenue and Baldwin Grove is on the left.



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The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE HALL UPVC double glazed door.

LOUNGE 16'4 X 11'10. UPVC double glazed window, radiator, media wall and ceiling with feature LED lighting.

DINING KITCHEN 15 X 8'8. Fitted with a range of cream gloss base units and composite worktops with bevelled edges incorporating a single bowl sink unit with mixer tap over, integrated wine cooler, electric cooker point with extractor over, radiator, understairs storage cupboard with Baxi combi boiler, plumbing for washing machine and UPVC double glazed window.

SUN LOUNGE 9'8 X 8'8. With double glazed bi-fold doors to the rear and radiator.

ON THE FIRST FLOOR

LANDING UPVC double glazed window.

BEDROOM NO 1 11 X 11'10 (PLUS DOOR RECESS). UPVC double glazed window, window to side aspect and radiator.

BEDROOM NO 2 11'7 X 8'2. UPVC double glazed window and radiator.

BATHROOM & W.C Fitted with a white suite comprising panelled bath with electric shower over, vanity sink unit, WC – low suite, laminate walls, heated black ladder towel rail and UPVC double glazed window.

OUTSIDE

GRAVEL FRONT GARDEN

LAWNED GARDEN WITH TIMBER DECKING FLOWER & SHRUB BORDERS

OUTSIDE KITCHEN / BARBECUE AREA

TENURE FREEHOLD

SERVICES All mains services .

VIEWINGS Only by prior appointment through Duncan Raistrick Estate Agents. Tel:- 01253 751791 – open 7 days a week.

COUNCIL TAX BAND:- A

EPC:- D